

March 27, 2015

MEMORANDUM

Barnard M. Molloy  
Planning Board Chairman  
Village of Cold Springs  
85 Main Street  
Cold Spring, New York 10516

Re: Technical Review Update Memorandum  
Butterfield Redevelopment Site  
NYS Route 9D, Cold Spring, NY

File: 1593.001.001

Dear Chairman Molloy:

Barton & Loguidice, D.P.C. (B&L) would like to provide you and the Planning Board with this review update memorandum for the on-going Butterfield Redevelopment Site Plan and Subdivision Review. Our last formal technical review letter dated March 13<sup>th</sup>, 2015 was provided to the applicant, and is the focus of this update memo to the Board. As such our comments herein reflect our most recent review of all revisions to the plans and reports to date. Our comments are based on the following information:

The following items were received on March 24<sup>th</sup>, 2015:

1. "Revised Site/Subdivision Plan Prepared for Butterfield Redevelopment Project" prepared by Site Design Consultants dated March 23, 2015.
2. "Revised Stormwater Management Plan prepared for Butterfield Redevelopment Project" prepared by Site Design Consultants dated October 2014, revised March 23 2015.
3. "Revised Engineer's Report Butterfield Redevelopment Project NYS Route 9D and Paulding Avenue" prepared by Site Design Consultants dated February 10, 2015, revised March 23<sup>rd</sup>, 2015.
4. "Revised Stormwater Management Plan Summary" prepared by Site Design Consultants dated March 2015.
5. Applicant Responses to Review comments provided by Village of Cold Spring Superintendent of Water & Sewer Mr. Greg Phillips, dated March 23, 2015.
6. Zoning Verification Summary and Certification provided by the Applicant dated March 26, 2015.

**General Comments:**

The applicant has adequately addressed all four (4) of the general comments noted in our March 13, 2015 review letter.

**Technical Submission Comments:**

***Plans***

The applicant has adequately addressed all twenty-two (22) of the plan comments noted in our March 13, 2015 review letter.





***Sewer***

The applicant has adequately addressed both (2) of the sewer comments noted in our March 13, 2015 review letter.

***Storm Water***

Barton and Loguidice has reviewed the most recent updated Storm Water Pollution Prevention Plan (SWPPP) provided by the applicant dated March 23, 2015 and finds that the applicant has adequately addressed all twenty (20) of the stormwater comments noted in our March 13, 2015 review letter.

The revised SWPPP appears to be complete and adequately reflects the stormwater management designs, facilities and practices to be utilized on the Butterfield site. The SWPPP also corresponds to and reflects the graphic site plan designs as presented on the revised site plans provided by the applicant dated March 23, 2015. As such we advise that the SWPPP is ready to be provided to the NYS DEC for their customary review and approval. Approval of the SWPPP by NYS DEC should be made a condition of final site plan and subdivision approval by the Planning Board.

***Water & Sewer Engineering Report***

The applicant has adequately addressed both (2) of the water and sewer engineering report comments noted in our March 13, 2015 review letter.

***Water***

The applicant has adequately addressed the water metering comment noted in our March 13, 2015 review letter.

***Sewer***

With regards to installing sewer lines across NYS Route 9d, the applicant has adequately addressed the Route 9d open cut comment noted in our March 13, 2015 review letter.

**Site Access and Details:**

The applicant has adequately addressed the site access comment(s) noted in our March 13, 2015 review letter.

As the Board is aware, all proposed new or modified existing driveway entrances and curb cuts onto NYS Route 9D are required to be reviewed and approved by New York State Department of Transportation (DOT) once the final site plan is complete. Accordingly, we can confirm that the applicant has contacted the DOT and provided the Regional Engineer with a full set of site plans and related reports. Given the extended nature of DOT reviews for projects of this nature, it is customary that final approval by the NYS DOT of all curb cuts and required permits to do work in the State Right-of-Way should be made a condition of final site plan and subdivision approval by the Planning Board.

**Correspondence from Village DPW:**

The applicant has address all nine (9) comments provided by Mr. Greg Phillips, Village of Cold Spring Superintendent of Water & Sewer, in his letter to the Board dated March 10, 2015.



**Zoning Compliance Verification:**

As per the requirements of §134-15A of the B4A Code, the applicant has prepared and submitted a zoning verification summary and certification. B&L has reviewed this zoning certification narrative and found it to be complete and accurate.

At this time, we would like to inform the Board that the applicant has been very responsive in addressing all of the outstanding issues identified in our review letters to date. As such we are confident in verifying to the Board that the applicant has adequately addressed the remaining technical review comments from our March 13<sup>th</sup>, 2015 letter.

However as with all projects of this nature and complexity, the Board has been made aware that there may be a few remaining minor issues that arise or were inadvertently missed that will be required to be addressed by the applicant. As such we would recommend that the Planning Board include in any resolution to approve the project a condition that allows the Village Engineer the ability to work with the applicant to address and approve any/all outstanding issues as they arise, prior to issuance of any building permits.

If you have any questions, please feel free to contact our office.

Very truly yours,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in black ink that reads "Charles A. Voss".

Charles A. Voss, AICP  
Sr. Land Use Planner

Cc: Anna Georgiou, Esq.